

KINGS PARADE, CLACTON-ON-SEA, ESSEX, CO15 5JJ

Price

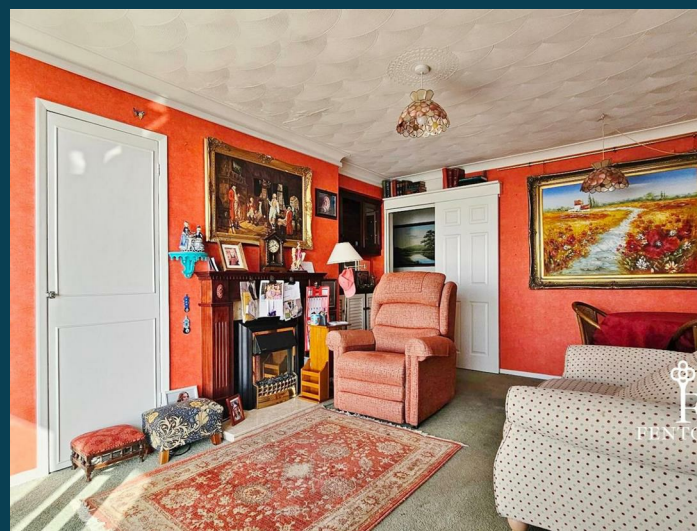
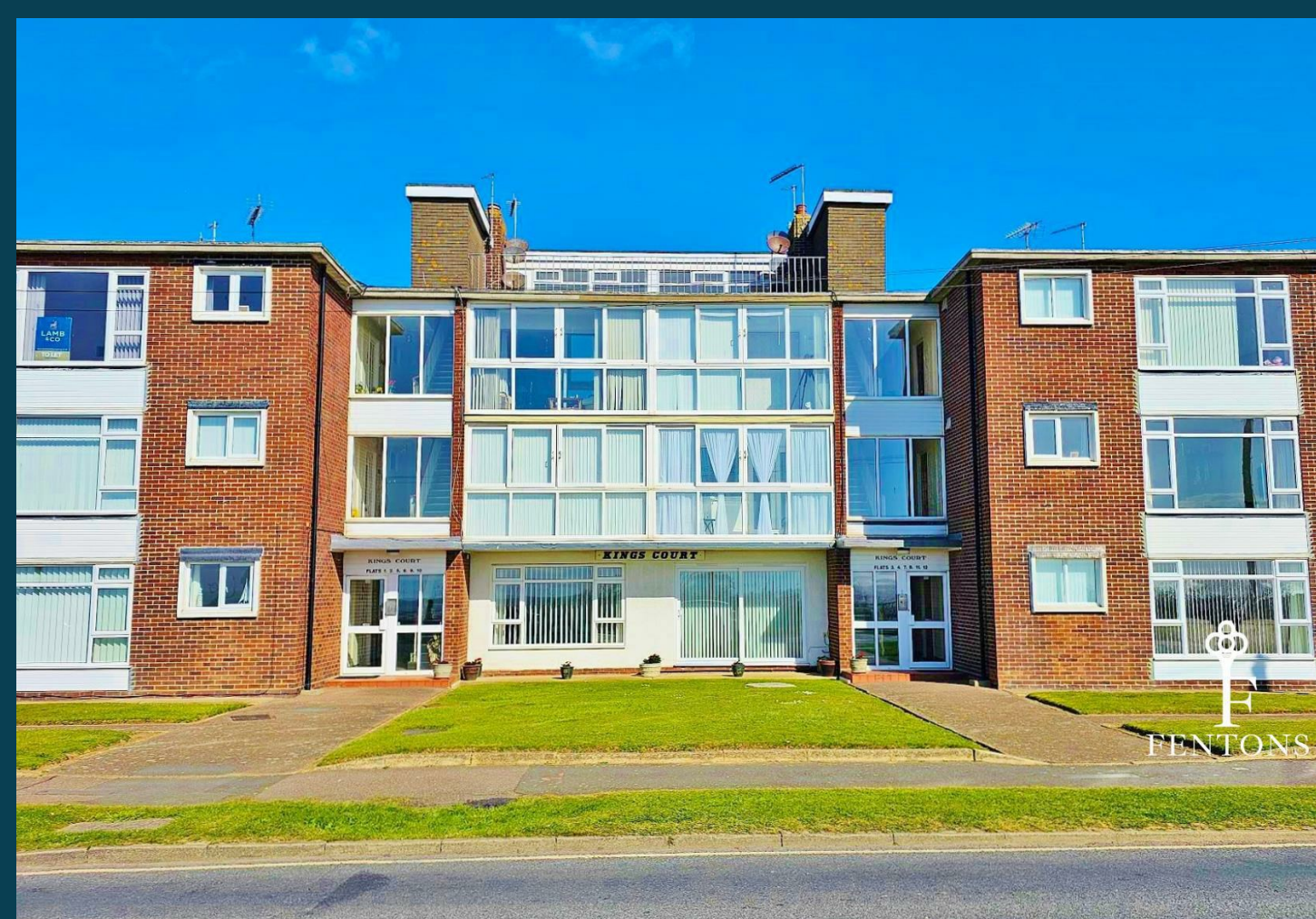
£179,995

LEASEHOLD

- Two Bedrooms
- Enclosed Balcony
- Stunning Sea Views
- Communal Terrace & Enclosed Communal Balcony
- Garage & Allocated Parking
- Communal Gardens
- Modernisation Required
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



FENTONS
ESTATE AGENTS



Located directly on Holland seafront being offered with NO ONWARD CHAIN, Fentons are delighted to bring to market this SPACIOUS, TWO BEDROOM SECOND FLOOR APARTMENT. The property benefits from STUNNING SEA VIEWS, allocated parking as well as a garage within the block, gas central heating and a COMMUNAL TERRACE offering ideal entertaining space. Kings Parade is perfectly positioned within a stones throw away from the seafront, town centre is also within easy reach, offering a range of shops, restaurants, and amenities, while the nearby railway station provides excellent transport links for commuters.

Accommodation comprises of approximate room sizes

Communal entrance door leading to:

Communal Hall

Stair flight to all floors.

Second Floor

Stair flight to additional floor providing communal access to communal terrace with enclosed area providing seating and balcony with stunning sea views. Obscured sealed unit double glazed door leading to:

Hallway

Built in storage cupboards. Radiator. Doors to:

Bedroom One

15' x 10'9"

Range of fitted wardrobes, base cupboards and shelving. Radiator. Sealed unit double glazed window to rear.

Bedroom Two

10'10" x 6'11"

Radiator. Sealed unit double glazed window to rear.

Shower Room

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and high gloss cupboard under. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

Kitchen

13'6" x 8'3" into dr

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob. Further selection of units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Built in storage cupboard housing combination boiler providing heating and hot water throughout. Part tiled walls. Tiled flooring. Spotlights. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to stairs which provide fire exit if required and lead to garages and communal areas.

Lounge

15' x 8'11"

Wooden surround with marble hearth and inset electric fire. Built in storage cupboard. Fitted base cupboards. Eye level glass display units. Radiator. Sealed unit double glazed sliding patio door leading to:

Enclosed Balcony

Tiled flooring. Sealed unit double glazed windows to front and sealed unit double glazed sliding windows to front offering stunning sea views.

Outside

Hardstanding concrete area providing allocated parking leading to garage with up and over door. Communal gardens, bins and drying area.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 936

Annual ground rent amount (£):

Ground rent review period (year/month):
Annual service charge amount (£): 2500 including buildings
insurance and ground rent
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: C
Payable 2025/2026 £1978.64 Per Annum

Any Additional Property Charges: N/A

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

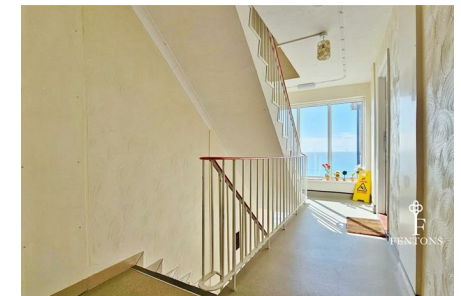
(Telephone & Broadband): Yes - For Current Correct
Information Please Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non-Standard Property Features To Note: N/A

MONEY LAUNDERING, TERRORIST FINANCING AND
TRANSFER OF FUNDS (INFORMATION OF THE PAYER)
REGULATIONS 2017 - When agreeing a purchase,
prospective purchasers will be asked to undertake
Identification checks including producing photographic
identification and proof of residence documentation along
with source of funds information.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on
our website



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Disclaimer - Wide Angle Lens Etc

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Lease Info

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.



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SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Call us on

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www.fentonsestates.co.uk

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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